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ENGINEERING REPORT

SONOMA CO. LIBRARY

FOR

DOWNTOWN PARKING

ASSESSMENT DISTRICT

City of Sebastopol

State of California

September 8, 1980

Amended January 16, 1981

**SEBASTOPOL**

Prepared by:  
Paul L. Schoch - Project Engineer  
Hogan, Schoch & Associates, Inc.  
258 Petaluma Avenue  
Sebastopol, California 95472

ENGR: P-61

06

CITY OF SEBASTOPOL  
DOWNTOWN PARKING  
ASSESSMENT DISTRICT

History and Background

The firm of Barton-Aschman Associates, Inc., of San Jose, California, was authorized by the City Council of Sebastopol, to prepare a Central Business District (CBD) Parking Study. This study was completed in May of 1979. Subsequently, meetings were held with the City Council, Planning Commission, and Downtown Working Committee to review the report and its recommendations regarding the need for additional parking within the CBD.

The Downtown Working Committee was given the responsibility to review possible Assessment District boundaries and costs. After many reviews and alternate project concepts it was recommended that an Assessment District be formed using a maximum assessment cost of \$500,000.00 and the project consist of the following items in terms of priority:

1. Purchase Railroad property.
2. Development of the Railroad Parking Lot.
3. Development of High Street Parking Lot to the extent that funds remained from Priority No. 1 and No. 2.

The Bond Counsel for the City was authorized to prepare the necessary legal petitions to obtain at least 60% favorable vote from owners of land within the proposed boundaries. A series of meetings were held with property owners and a special working committee was established to contact owners within the CBD.

On January 31, 1980, it was reported at the Downtown Working Committee meeting that 62% of owners of land of record had signed petitions favoring a Downtown Parking Assessment District.

The City Council then appointed Bond Counsel for the Assessment District and engineers to prepare necessary plans and specifications for construction and for purchase of the Railroad property.

Assessment District Boundaries

Enclosed within this report is a map of the proposed boundaries of the parking district. The district encompasses the commercial property within the CBD which previously was Zoned C-2 (no parking required). A total of 95 separate parcels are within the district.

Purchase of Railroad Property

The City of Sebastopol, for approximately the past 15 years has been renting a part of Petaluma & Santa Rosa Railroad property North of the railroad tracks and South of Burnett Street for a parking lot. The No. 1 priority of the assessment

district is to purchase this property along with railroad property South of the tracks and to develop the parcels as a parking lot. In July of 1980, a title report with description of leases was received from the Railroad, indicating the property for sale. The Railroad is retaining a 30 foot strip of land, 15 feet on each side of the existing railroad tracks, along with property under lease by Wetch Insurance. A condition of the sale is that no pedestrian or vehicular traffic be allowed to cross the 30 foot strip and that a fence or barricade be provided between the proposed parking lots and 30 foot railroad right of way. A copy of the Record of Survey of Railroad property is enclosed, which shows the property to be purchased by the City. As part of the purchase, the City will take title to the old Railroad Depot (now Clarmark Flower Shop) and a real estate office (Henry L. Hicks & Associates Realtors). Both of these structures have frontage on South Main Street. The leases on both of these structures have terminated and they are currently on a month to month rental.

#### Improvement of Railroad Lot

The purchased property is proposed to be improved by construction of two parking lots. One lot to the North of the existing tracks and one lot South of tracks. Exhibit "A" attached is a preliminary plan layout of proposed parking facilities. This plan has already gone through two design modifications and is scheduled to be reviewed by the Downtown Working Committee during the month of September. The proposed list of improvements are as follows:

1. Excavation and grading to compacted sub-base.
2. Placement of curbing and curb and gutter for delineation of parking.
3. Placement of base rock and pavement.
4. Irrigation system for landscaping.
5. Landscaping.
6. Placement of bike racks.
7. Lighting.
8. Striping.
9. Storm drainage facilities.

The estimated construction costs, including contingencies, is \$146,400.00

#### Development of High Street Lot

The third priority of the assessment district is to develop High Street Parking Lot. Attached is Exhibit "B" showing the parking layout for High Street Lot. This plan has also been modified at staff level and is to be presented to the Downtown Working Committee during the month of September. Improvements for this lot will include the following:

1. Excavation and grading to compacted sub-base.
2. Placement of curbing and curb and gutter for delineation of parking.

3. Placement of base rock and pavement.
4. Irrigation system for landscaping.
5. Landscaping.
6. Placement of bike racks.
7. Lighting.
8. Striping.
9. Storm drainage facilities.
10. Pedestrian walkway from lot to private parking area to East.
11. Electrical outlets incorporated with lighting for use during community functions.

The estimated construction cost for this lot, including construction contingencies, is \$84,000.00. It is noted that the available funds for High Street Lot construction amount to only \$32,750.19 which is less than the estimated construction cost for completion of the lot. It is possible that if the Bond discount is reduced, reserve funds reduced, and construction bids come in less than estimated, that there may be sufficient funds to construct at least the grading and paving with remaining improvements to come at a later date. This scenario is in accord with meetings with the Downtown Working Committee and owners of property within the district in that the pledge of funds was for first priority for purchasing the railroad lot, second priority for improving the railroad lot, and third priority (if sufficient funds were available), to improve the High Street lot.

#### Method of Assessment Spread

All of the properties within the Assessment District boundary were previously Zoned C-2, No Parking Required. After assessment district approval by owners, the City Council passed Ordinance No. 729 on June 16, 1980, which requires parking on all properties within the City. This was done in accord with the Parking Study and Downtown Working Committee recommendation to insure that all properties are treated equitably. The various steps for spreading assessments to properties and for evaluating future use and possible change in use are as follows:

- A. All properties within the Assessment District are Zoned C-2 (Central Commercial District) parking required.
- B. Each parcel was examined as to use and determination made as to parking required. Parking demand was calculated using the "Parking Resolution of the City of Sebastopol" approved by the City Council on June 16, 1980. Calculation for parking demand was based upon the following criteria:
  1. Floor Area - Gross.

The sum of the gross horizontal area of the total number of floors of a building and its accessory buildings on the same site measured from the outside wall.

2. Floor Area - Net.

The sum of the gross floor area minus the following areas measured from the center of the inside walls; areas used for public corridors, interior stairways, public restrooms, mechanical equipment areas, elevators and elevator shafts. For calculation of parking requirements use 85% of gross area for determination of net area.

3. Schedule of Off-Street Parking Space Requirements.

Note: If, in the application of the parking requirements, a fraction is obtained, one parking space shall be provided for a fraction of one half or more, and no parking space shall be required for a fraction of less than one half.

- a. Retail stores, banks, savings & loans, cleaners, appliance stores, barber shops, beauty shops, book stores, hardware stores, mortuaries, nurseries, drug stores, radio stores, shoe shops, studios, tailor shops, auto parts stores, second hand sales stores, pet shops, motels, when not sharing a larger parking area in a Planned Community Development: One (1) space for every 250 square feet of net floor area including floor area used exclusively for administrative office, storage or truck loading/unloading.
- b. Retail grocery stores, food stores, auto repair shops, convenience stores, gasoline service stations, outdoor sales establishments, public garages, used car sales lots, personal service establishments, department stores, variety stores, discount drug stores: One (1) space for every 200 square feet of net floor area.
- c. Offices, general - including title companies, real estate, bookkeeping/accounting offices, as part of a commercial or industrial use: One (1) space for every 250 square feet of net floor area.
- d. Offices, governmental - One space for each 250 square feet of net floor area.
- e. Offices, Medical or dental - One space for each 150 square feet of net floor area for medical and dental office buildings or complexes with up to 6,000 square feet of net floor area serviced by a single parking lot; one space for each 200 square feet of net floor area for medical/dental office buildings or complexes with 6,000 to 12,000 square feet of net floor area serviced by a single parking lot; and one space for each 250 square feet of net floor area for medical/dental office buildings with over 12,000 square feet of net floor area serviced by a single parking lot.
- f. Restaurants, cafes or other food establishments for consumption of food on premise creating a low-turnover of patrons (1 turnover per each hour per table): One (1) parking space per each 66 square feet of net floor area (does not exclude kitchen or office space).

- C. For properties which are vacant or in residential use the owners were given the opportunity to designate future building square footage and type of use. Where no direction was given it was assumed that property can be developed to property line with "average" type commercial use such as office or retail-commercial, one story in height. (1 space/250 square feet).
- D. For properties which have been approved with two story use or high parking demand use, but not yet built, parking was computed based on approved plan.
- E. Property owners which now have on-site parking and did not want credit for this parking were allowed the reduced on site parking and were then assessed based upon building square footage desired and assumed future use.
- F. All properties which are not now developed commercial (vacant or residential) were given the opportunity to declare spaces as credit, providing the following:
  - 1. There is now the space on site to allow for this credit.
  - 2. The spaces can be developed to City Standards.
- G. All credit for spaces shall be held inviolate for the 20 year length of assessment. The City shall not for 20 years consider an exception (by removing pledged spaces) unless at least 2/3 of the area within the assessment district agree to such a removal of pledged spaces. Such agreement shall be by the vote of property owners then of record.
- H. If, after the assessment district is formed and an owner adds to his building, re-builds, changes use, or alters the existing structure such that the parking demand as computed by the then Parking Resolution of record, is in excess of what was originally computed in the assessment district proceedings, the owner shall be required to do one of the following at the discretion of the City:
  - 1. Provide additional parking on-site to meet the new demand.
  - 2. Provide additional parking on a parcel within the Assessment District boundaries to meet the new demand.
  - 3. Pay a fee per deficient parking space in an amount to be determined by the City Council, but in no case shall the fee be less than the total cost per space paid by the 1980 Assessment District (estimated at \$3,700.00 per space).

Note: See "L" for 1980 calculation of parking space cost.

- I. Should an owner of vacant property or property already developed desire to add parking spaces after formation of the Assessment District, there will be no credit given for these added spaces.
- J. Should a building be reduced in size or a use changed which requires less parking than originally computed, there will be no credit given for this reduced demand.

- K. Assessments shall be spread based on net parking requirements after all credits have been given. Each individual parcel's parking requirement to the total parking requirement, as represented by a percentage of total, will be the basis of assessment.
- L. Estimated cost of one (1) parking space based on 1980 Downtown Parking Assessment District.

Note: Value of High Street property not included in estimate.

Aquisition of Railroad property	\$218,400.00
Estimated Improvement Cost (Railroad Lot)	146,400.00
Estimated Improvement Cost (High Street Lot)	84,000.00
Additional Expenses	<u>124,049.81</u>
TOTAL ESTIMATED COST	\$572,849.81

Spaces in Railroad Lot	=	96
Spaces in High St. Lot	=	<u>60</u>
TOTAL		156

Cost per space	=	\$3,672.11
For Buy-in Use	=	3,700.00

## CHRONOLOGY OF EVENTS

### CITY OF SEBASTOPOL DOWNTOWN PARKING ASSESSMENT DISTRICT

9 July, 1979	Preparation of Preliminary Boundary Map of possible assessment district.
16 July, 1979	Proposed Assessment District Boundaries to City Council for review and approval.
19 July, 1979	Joint meeting with City Council, Planning Commission and Downtown Working Committee to review proposed "CBD Parking Study".
3 August, 1979	Pellini property removed from boundaries of proposed Assessment District.
6 August, 1979	Downtown Working Committee meeting to discuss proposed parking district.
31 August, 1979	Downtown Working Committee appoints sub-committee to meet with owners.
24 September, 1979	Petition for owners to sign delivered to City by Bond Counsel.
8 October, 1979	Meeting with property owners to discuss district and costs.
12 October, 1979	Facts and Method of Assessment Spread prepared - First Draft.
26 October, 1979	Downtown Working Committee Meeting to review Method of Assessment Spread.
31 January, 1980	Downtown Working Committee Meeting. Petition signed by 62% of owners.
19 February, 1980	City Council appoints Engineer and Bond Counsel and passes Resolution of Intention to construct improvements.
5 May, 1980	City Council approves contract for Engineering.
16 June, 1980	City Council approves Ordinance No. 729 and Resolution No. 3214 which removes "H" designation from Zoning Ordinance and establishes parking requirements. Requires <u>all</u> property in City to have parking.
16 August, 1980	Boundary and Topographic Maps complete. Preliminary design reviewed by staff.
15 September, 1980	Engineer's Report presented to City Council.
5 January, 1981	After protest by Talmadge Wood, City Council agreed to lower assessment to account for greater credit than shown on Engineer's report dated September 8, 1980, revised October 20, 1980, re-revised October 21, 1980.



REDUCTION OF APPROVED  
HIGH ST. PARKING LOT  
LAYOUT AND LANDSCAPING  
15 APRIL 1980

HERR/SMITH/ASSOCIATES  
landscape architect / environmental planner  
50 OLD COURTHOUSE RD., SUITE 404 / SANTA MONICA, CA. 90404 / 702/298-8860

PRELIMINARY PARKING LAYOUT  
HIGH STREET PARKING  
SANTA MONICA, CALIFORNIA

TOTAL SPACES - 50

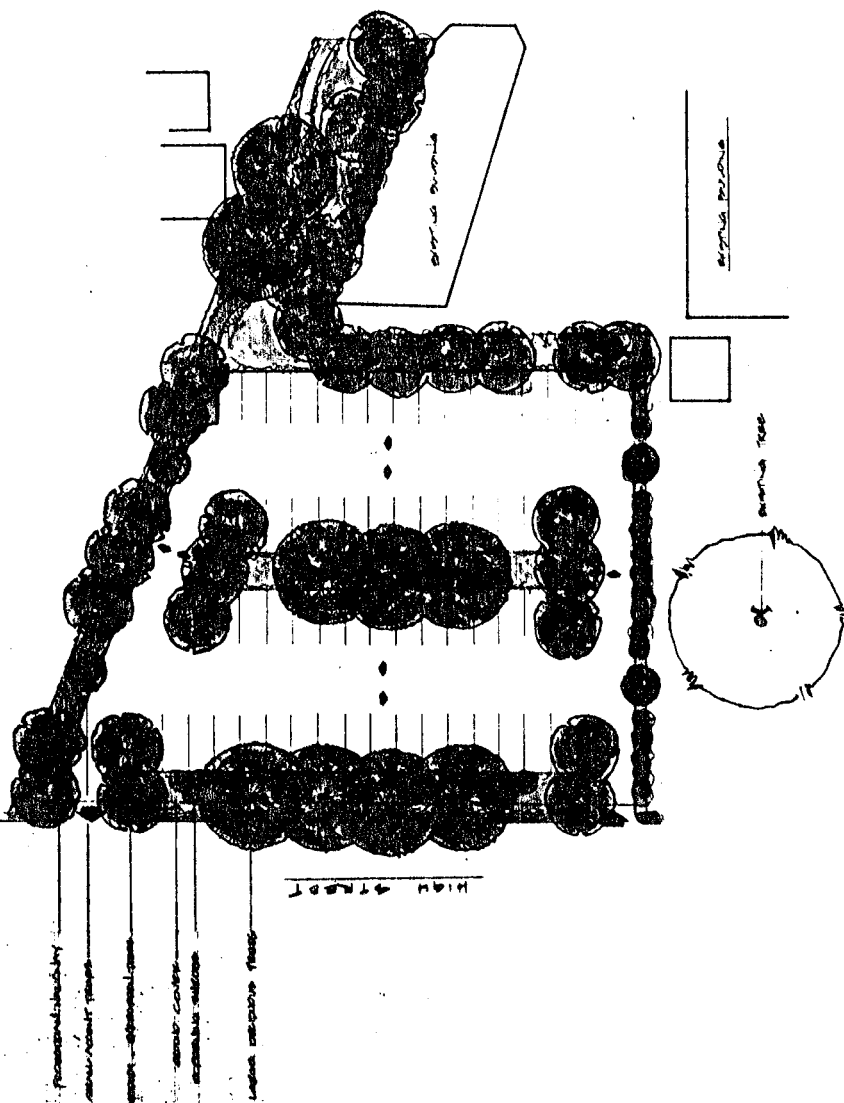
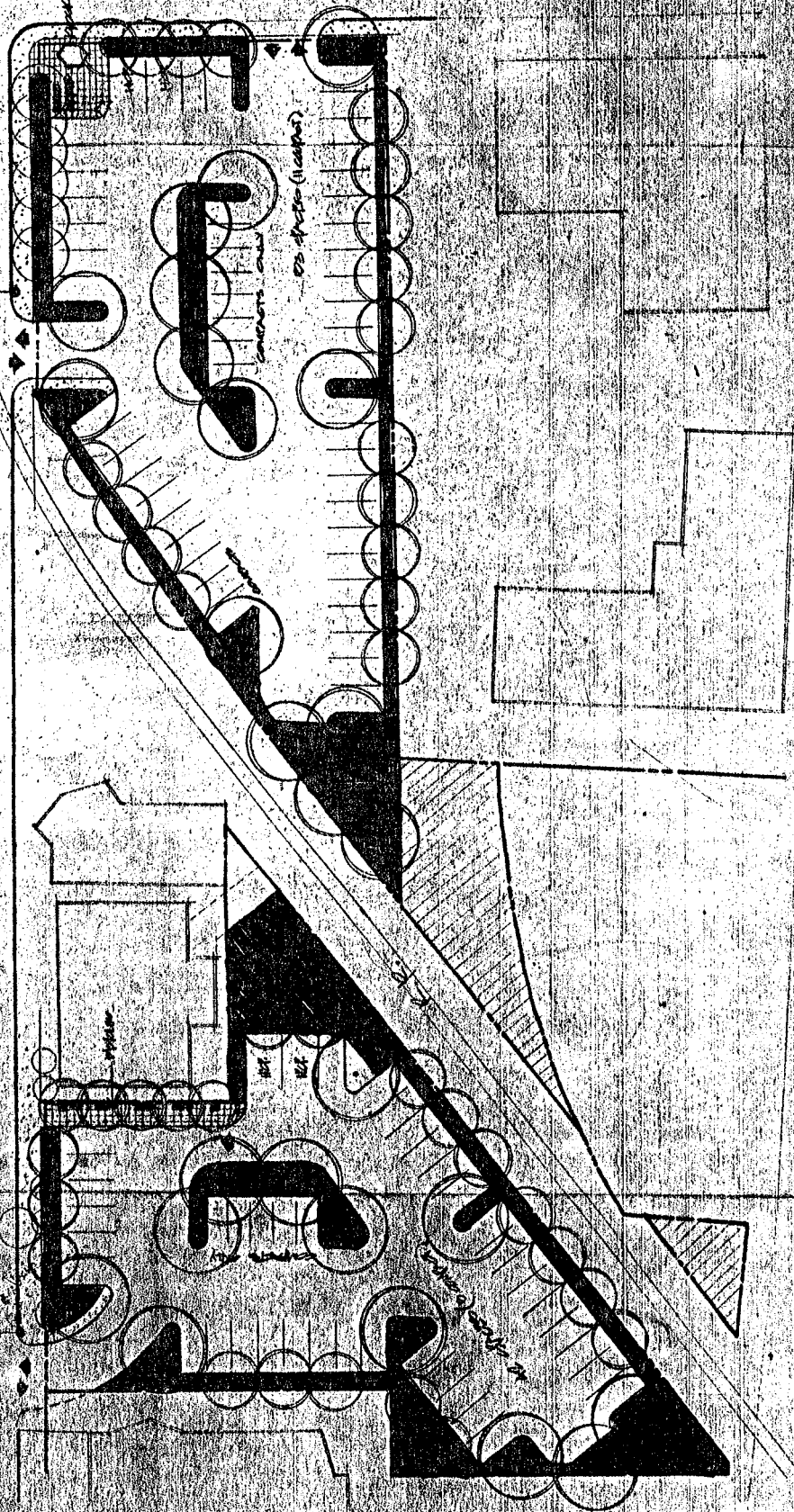


EXHIBIT B

# REDUCTION OF PRELIMINARY R.R. LOT PLAN

South Main St



PATAWA AVE.

## PRELIMINARY PLAN LAYOUT

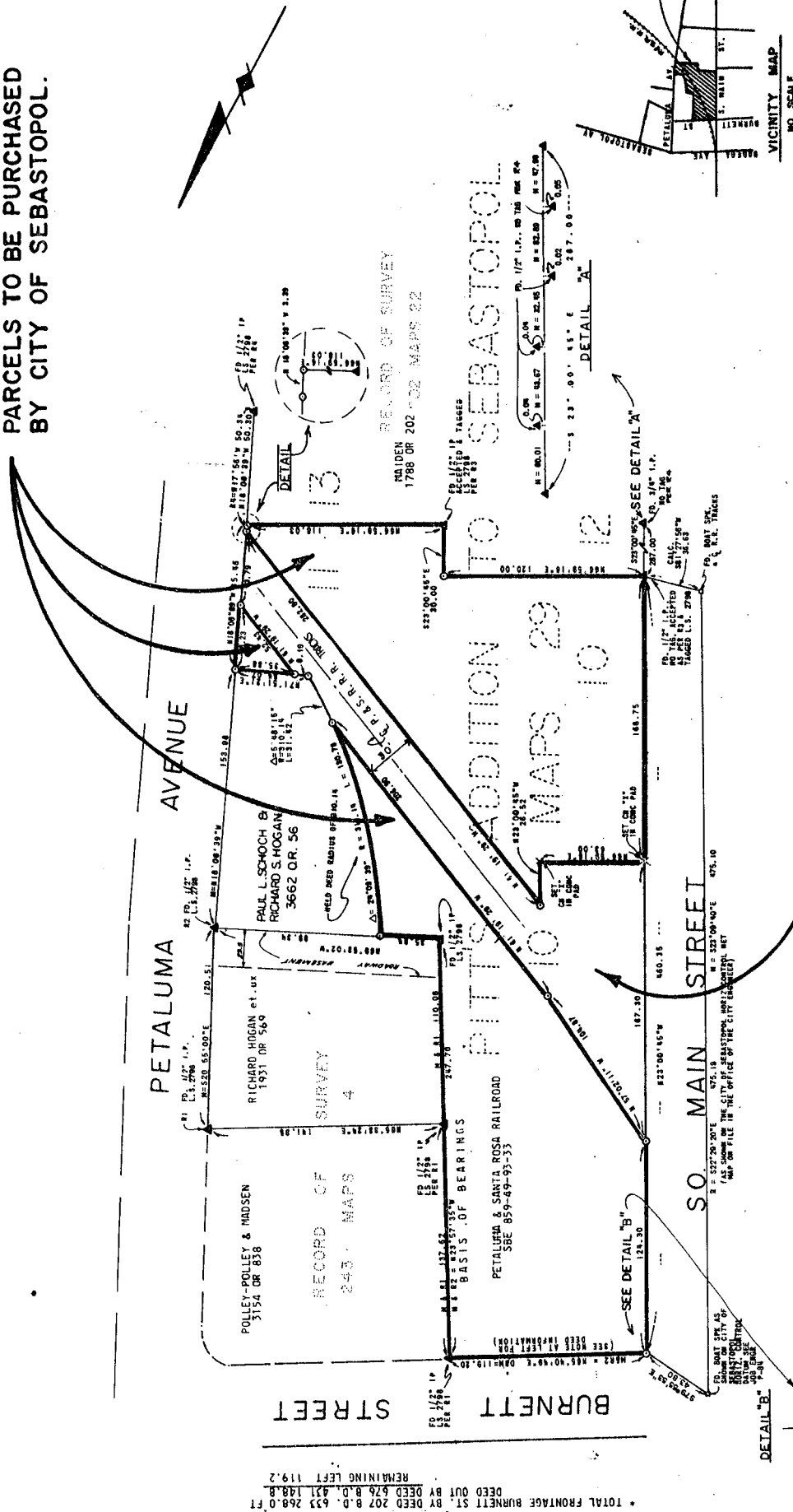
RAILROAD PARKING LOT  
JULY 26, 1960  
HERR/CAWTH/ASSOCIATES, LANDSCAPE ARCHITECTS, SANTA FE

UNLIMITED

EXHIBIT A

FILE COPY  
JUL 26 1960

PARCELS TO BE PURCHASED  
BY CITY OF SEBASTOPOL.



30' R/W OVER TRACKS  
AND WETCH BLDG.  
RETAINED BY R.R.

# RECORD OF SURVEY

LYING WITHIN THE CITY OF SEBASTOPOL AND BEING A PORTION OF THE PITTS ADDITION TO SEBASTOPOL RECORDED IN BOOK 28 OF MAPS, PAGE 48, AND ALSO BEING THE LAND OF THE SEBASTOPOL RAILROAD S.B.E. 859-46-93-33 AS RECORDED IN BOOK OF DEEDS, PAGE 633 S.C.R.

COUNTY OF SONOMA STATE OF CALIFORNIA  
SCALE 1" = 40 FT.  
DATE OF RECORD: JUNE 1980  
BASE OF RECORD: N23°57'35"E BETWEEN FOUND IRON PIPE MONUMENTS AS SAID MONUMENTS ARE SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 243 OF MAPS, AT PAGE 4, S.C.R.

HOGAN, SCHOCH & ASSOC. INC.  
SURVEYORS - SONOMA - WOODBRIDGE

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and the seal of my office at Sebastopol, California, this 1st day of June, 1980.

SONOMA COUNTY RECORDS  
O.R. OFFICIAL RECORDS  
V FOUND IRON PIPE - SIZE AS SHOWN  
V FOUND DEED CALL OR RECORD IRON PIPE, SIZE AS SHOWN  
O SET IRON PIPE & TAG - 1/2" DIA., TAGGED L.S. 27M  
O.M. USED COURSE AND/OR MEASURED COURSE  
X SET CHISELED "X" IN CONC. PAD

LEGEND  
R1 PLAT OF SURVEY BY S.S. HOGAN, DATED MAY 22, 1982.  
R2 RECORD OF SURVEY, RECORDED IN BOOK 243 OF MAPS, PAGE 4, S.C.R.  
R3 PLAT OF SURVEY BY S.S. HOGAN, DATED OCT. 1980.  
R4 RECORD OF SURVEY, RECORDED IN BOOK 243 OF MAPS, PAGE 22, S.C.R.

80-47879

RECORDERS CERTIFICATE  
FILED THE 19 DAY OF  
AUGUST 1980 AT 10:00 AM IN  
BOOK 306 OF MAPS AT PAGE 48  
THE COUNTY OF SONOMA  
Patricia A. Peterson  
COUNTY RECORDER  
Patricia J. Washburn  
DEPUTY

COUNTY SURVEYORS CERTIFICATE  
THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.  
THE 1980 DAY OF 1980  
Richard S. Hogan  
COUNTY SURVEYOR  
Richard S. Hogan  
DEPUTY

SURVEYORS CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.  
THE 1980 DAY OF 1980  
Richard S. Hogan  
COUNTY SURVEYOR  
Richard S. Hogan  
DEPUTY

ALL DISTANCES & DIMENSIONS ARE SHOWN IN FEET & DECIMALS THEREOF.

## REDUCTION OF RECORD OF SURVEY - R.R. LOT

# DOWNTOWN PARKING ASSESSMENT DISTRICT

## COST ESTIMATE

Aquisition of Railroad Property.	\$218,400.00	
Development of Railroad Lot.	146,400.00	
Available for Development of High Street Lot and/or Contingency Fund.	32,750.19	\$28,529.19 *

Preliminary Engineering Costs	\$3,849.81	
Engineering	25,582.00	
Inspection	2,418.00	
Legal (2-1/2%)	12,500.00	
Printing and Publication	4,000.00	
Appraisal	700.00	
Bond Discount (8%)	40,000.00	
Reserve (7%)	<u>35,000.00</u>	
	\$124,049.81	<u>124,049.81</u>

SUB-TOTAL	\$521,600.00	517,379.00 *
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Less \$12,000.00 contribution from County of Sonoma for purchase of Railroad property.	(12,000.00)	
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Less \$9,600.00 contribution from Downtown Improvement Tax Fund	<u>( 9,600.00)</u>	
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TOTAL COST TO ASSESSMENT	\$500,000.00	\$495,779.00 *
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A S S E S S M E N T

DOWNTOWN PARKING

ASSESSMENT DISTRICT

WHEREAS, on 19 February, 1980, the City Council of the City of Sebastopol, Sonoma County, California, pursuant to the provisions of the Municipal Improvement Act of 1913, as amended, adopted its Resolution of Intention No. 3181, (amended by Resolution 3195, 17 March, 1980,) for the acquisition and construction of the public improvements more particularly therein described;

WHEREAS, said Resolution of Intention directed the City Engineer to make and file a report presenting plans and specifications for the proposed acquisition and construction, estimate of costs, and diagram and assessment of and upon the subdivisions of land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, I, Paul L. Schoch, for and on behalf of Hogan, Schoch & Associates, Inc., City Engineer of said City, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby make the following assessment to cover the portion of the estimated cost of said acquisitions, work and improvements and the costs and expenses incidental thereto to be paid by the assessment district, as follows:

The amount to be paid for said acquisitions, work and improvements, and the expenses incidental thereto, is as follows:

Cost of Aquisition	\$218,400.00	
Cost of Construction R. R. Lot	146,400.00	
Available for Development of High Street Lot and/or contingencies	<del>32,750.19</del>	\$28,529.19 *
Additional Expenses	<u>124,049.81</u>	
SUB-TOTAL	<del>\$521,600.00</del>	517,379.00 *
Contributions	<u>-21,600.00</u>	
TOTAL COST TO ASSESSMENT	<del>\$500,000.00</del>	\$495,779.00 *

And I do hereby assess and apportion said total amount of the cost and expenses of said acquisitions, work and improvements upon the several lots, pieces or parcels or portions of lots or subdivisions of land liable therefore and benefited thereby, and hereinafter numbered to correspond with the numbers upon the attached diagram, upon each, severally and respectively, in accordance with the benefits, and more particularly set forth in the list hereto attached and by reference made a part hereof.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries and dimensions of the respective subdivisions of

land within said assessment district as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions having been given a separate number upon said diagram.

Said assessment is made upon the several subdivisions of land within said assessment district in proportion to the estimated benefits to be received by said subdivisions respectively from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for more particular description of said property.

And because the names of the several owners are unknown to me, I hereby place the word "Unknown" opposite the number of each subdivision of land assessed, the amount assessed thereon and the number of the assessment. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the above County.

Notice is hereby given that serial bonds to represent unpaid assessments, and bear interest at the rate of not to exceed ten percent (10%) per annum, will be issued hereunder in the manner provided by Division 10 of the Streets and Highways Code, the Improvement Bond Act of 1915, and the last installment of such bonds shall mature not to exceed Nineteen (19) years from the second day of July next succeeding ten (10) months from their date.

Dated: September 8, 1980

HOGAN, SCHOCH & ASSOCIATES, INC.

BY Paul L. Schoch  
Paul L. Schoch  
Engineer of Work

I, the City Clerk of the City of Sebastopol, do hereby certify that the foregoing assessment, together with diagram, thereto attached was filed with me on 15 September, 1980.

Melvin K. Harris  
City Clerk

I, the City Clerk of the City of Sebastopol, do hereby certify that the foregoing assessment, together with a diagram thereto attached was approved and confirmed by the City Council of said City on 15 September 1980.

Melvin K. Harris  
City Clerk

I, the Superintendent of Streets of the City of Sebastopol, do hereby certify that the foregoing assessment, together with a diagram thereto attached, was recorded in my office on 21 November, 1980.

Larry Koverman  
Superintendent of Streets

### ENGINEER'S STATEMENT

I am Paul L. Schoch, a registered civil engineer and a principal in the firm of Hogan, Schoch & Associates, Inc.

Our firm was appointed Engineer of Work for the Downtown Parking Assessment District. We were directed to make and file with the City Clerk a report in writing consisting of maps and descriptions of the lands and easements to be acquired, plans and specifications, estimate of costs and expenses (including incidental expenses) of the acquisitions and improvements, assessment in accordance with benefit, and an assessment diagram. This report was prepared and filed with the City Clerk and is made a part of the record.

The assessment district is comprised of 95 parcels of property in the City of Sebastopol. The area is more particularly shown on the posted copy of the assessment diagram, a copy of which is contained in the filed Engineer's Report.

In my opinion all properties benefiting from the proposed acquisitions and improvements have been included within the assessment district and no properties benefiting have been omitted.

The project consists of the following:

#### Purchase of Railroad Property

The City of Sebastopol, for approximately the past 15 years has been renting a part of Petaluma & Santa Rosa Railroad property North of the railroad tracks and South of Burnett Street for a parking lot. The No. 1 priority of the assessment district is to purchase this property along with railroad property South of the tracks and to develop the parcels as a parking lot. In July of 1980, a title report with description of leases was received from the Railroad, indicating the property for sale. The Railroad is retaining a 30 foot strip of land, 15 feet on each side of the existing railroad tracks, along with property under lease by Wetch Insurance. A condition of the sale is that no pedestrian or vehicular traffic be allowed to cross the 30 foot strip and that a fence or barricade be provided between the proposed parking lots and 30 foot railroad right of way. A copy of the Record of Survey of Railroad property is enclosed, which shows the property to be purchased by the City. As part of the purchase, the City will take title to the old Railroad Depot (now Clarmark Flower Shop) and a real estate office (Henry L. Hicks & Associates Realtors). Both of these structures have frontage on South Main Street. The leases on both of these structures have terminated and they are currently on a month to month rental.



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10. Pedestrian walkway from lot to private parking area to East.
11. Electrical outlets incorporated with lighting for use during community functions.

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The assessment was spread on the following basis:

1. The costs to be assessed against the parcels of property to pay the cost and expenses of the work and improvements is based upon the benefits to be derived by the properties within the assessment district.
2. The sum of ~~\$500,000.00~~ <sup>\$495,779.00</sup> is assessed and apportioned upon the lots in the district benefited in proportion to the estimated benefit to be received by each of the lots.

#### Method of Assessment Spread

All of the properties within the Assessment District boundary were previously Zoned C-2, No Parking Required. After assessment district approval by owners, the City Council passed Ordinance No. 729 on June 16, 1980, which requires parking on all properties within the City. This was done in accord with the Parking Study and Downtown Working Committee recommendation to insure that all properties are treated equitably. The various steps for spreading assessments to properties and for evaluating future use and possible change in use are as follows:

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  1. Floor Area - Gross.

The sum of the gross horizontal area of the total number of floors of a building and its accessory buildings on the same site measured from the outside wall.

2. Floor Area - Net.

The sum of the gross floor area minus the following areas measured from the center of the inside walls; areas used for public corridors, interior stairways, public restrooms, mechanical equipment areas, elevators and elevator shafts. For calculation of parking requirements use 85% of gross area for determination of net area.

3. Schedule of Off-Street Parking Space Requirements.

Note: If, in the application of the parking requirements, a fraction is obtained, one parking space shall be provided for a fraction of one half or more, and no parking space shall be required for a fraction of less than one half.

- a. Retail stores, banks, savings & loans, cleaners, appliance stores, barber shops, beauty shops, book stores, hardware stores, mortuaries, nurseries, drug stores, radio stores, shoe shops, studios, tailor shops, auto parts stores, second hand sales stores, pet shops, motels, when not sharing a larger parking area in a Planned Community Development: One (1) space for every 250 square feet of net floor area including floor area used exclusively for administrative office, storage or truck loading/unloading.
- b. Retail grocery stores, food stores, auto repair shops, convenience stores, gasoline service stations, outdoor sales establishments, public garages, used car sales lots, personal service establishments, department stores, variety stores, discount drug stores: One (1) space for every 200 square feet of net floor area.
- c. Offices, general - including title companies, real estate, bookkeeping/accounting offices, as part of a commercial or industrial use: One (1) space for every 250 square feet of net floor area.
- d. Offices, governmental - One space for each 250 square feet of net floor area.
- e. Offices, Medical or dental - One space for each 150 square feet of net floor area for medical and dental office buildings or complexes with up to 6,000 square feet of net floor area serviced by a single parking lot; one space for each 200 square feet of net floor area for medical/dental office buildings or complexes with 6,000 to 12,000 square feet of net floor area serviced by a single parking lot; and one space for each 250 square feet of net floor area for medical/dental office buildings with over 12,000 square feet of net floor area serviced by a single parking lot.
- f. Restaurants, cafes or other food establishments for consumption of food on premise creating a low-turnover of patrons (1 turnover per each hour per table): One (1) parking space per each 66 square feet of net floor area (does not exclude kitchen or office space).

- C. For properties which are vacant or in residential use the owners were given the opportunity to designate future building square footage and type of use. Where no direction was given it was assumed that property can be developed to property line with "average" type commercial use such as office or retail-commercial, one story in height. (1 space/250 square feet).
- D. For properties which have been approved with two story use or high parking demand use, but not yet built, parking was computed based on approved plan.
- E. Property owners which now have on-site parking and did not want credit for this parking were allowed the reduced on site parking and were then assessed based upon building square footage desired and assumed future use.
- F. All properties which are not now developed commercial (vacant or residential) were given the opportunity to declare spaces as credit, providing the following:
  - 1. There is now the space on site to allow for this credit.
  - 2. The spaces can be developed to City Standards.
- G. All credit for spaces shall be held inviolate for the 20 year length of assessment. The City shall not for 20 years consider an exception (by removing pledged spaces) unless at least 2/3 of the area within the assessment district agree to such a removal of pledged spaces. Such agreement shall be by the vote of property owners then of record.
- H. If, after the assessment district is formed and an owner adds to his building, re-builds, changes use, or alters the existing structure such that the parking demand as computed by the then Parking Resolution of record, is in excess of what was originally computed in the assessment district proceedings, the owner shall be required to do one of the following at the discretion of the City:
  - 1. Provide additional parking on-site to meet the new demand.
  - 2. Provide additional parking on a parcel within the Assessment District boundaries to meet the new demand.
  - 3. Pay a fee per deficient parking space in an amount to be determined by the City Council, but in no case shall the fee be less than the total cost per space paid by the 1980 Assessment District (estimated at \$3,700.00 per space).

Note: See "L" for 1980 calculation of parking space cost.

- I. Should an owner of vacant property or property already developed desire to add parking spaces after formation of the Assessment District, there will be no credit given for these added spaces.
- J. Should a building be reduced in size or a use changed which requires less parking than originally computed, there will be no credit given for this reduced demand.

- K. Assessments shall be spread based on net parking requirements after all credits have been given. Each individual parcel's parking requirement to the total parking requirement, as represented by a percentage of total, will be the basis of assessment.
- L. Estimated cost of one (1) parking space based on 1980 Downtown Parking Assessment District.

Note: Value of High Street property not included in estimate.

Aquisition of Railroad property	\$218,400.00
Estimated Improvement Cost (Railroad Lot)	146,400.00
Estimated Improvement Cost (High Street Lot)	84,000.00
Additional Expenses	<u>124,049.81</u>
 TOTAL ESTIMATED COST	 \$572,849.81

Spaces in Railroad Lot	=	96
Spaces in High St. Lot	=	<u>60</u>
 TOTAL		 156

Cost per space	=	\$3,672.11
For Buy-in Use	=	3,700.00

Dated: October 20, 1980

HOGAN, SCHOCH & ASSOCIATES, INC.

  
Engineer

# ASSESSMENT

OWNERS	Diagram and Assessment Numbers	ASSESSED UPON SONOMA COUNTY ASSESSOR'S			TOTAL ASSESSMENTS		PAYMENTS		
		BOOK	BLOCK	PARCEL #	Dollars	Cts.	Dollars	Cts.	
Unknown	1	004	051	52	469				
Unknown	2	004	051	50	3,752				
Unknown	3	004	051	49	7,036				
Unknown	4	004	051	29	3,752				
Unknown	5	004	051	35	9,381				
Unknown	6	004	053	08	7,974				
Unknown	7	004	053	09	5,159				
Unknown	8	004	053	10	13,133				
Unknown	9	004	053	11	3,283				
Unknown	10	004	053	32	10,788				
Unknown	11	004	053	15	7,974				
Unknown	12	004	053	29	7,505				
Unknown	13	004	053	31	1,876				
Unknown	14	004	053	20	7,505				
Unknown	15	004	053	21	7,036				
Unknown	16	004	053	22	7,036				
Unknown	17	004	053	23	-0-				
Unknown	18	004	053	24	11,257				
Unknown	19	004	053	25	4,690				
Unknown	20	004	054	08	8,912				
Unknown	21	004	054	13	9,381				
Unknown	22	004	054	16	11,257				
Unknown	23	004	054	11	938				
Unknown	24	004	054	12	-0-				
Unknown	25	004	054	14	938				

# ASSESSMENT

OWNERS	Diagram and Assessment Numbers	ASSESSED UPON SONOMA COUNTY ASSESSOR'S			TOTAL ASSESSMENTS		PAYMENTS		
		BOOK	BLOCK	PARCEL #	Dollars	Cts.	Dollars	Cts.	
Unknown	26	004	054	03	11,726				
Unknown	27	004	054	05	44,090				
Unknown	28	004	054	06	938				
Unknown	29	004	054	07	4,690				
Unknown	30	004	062	04	5,159				
Unknown	31	004	062	02	6,567				
Unknown	32 - 35	Removed from Assessment District							
Unknown	36	004	071	19	-0-				
Unknown	37	004	071	17	-0-				
Unknown	38	004	071	02	-0-				
Unknown	39	004	071	18	-0-				
Unknown	39A	004	071	18 (Ptn)	-0-				
Unknown	39B	004	071	18 (Ptn)	-0-				
Unknown	39C	004	071	18 (Ptn)	-0-				
Unknown	40	004	203	01	6,098				
Unknown	41	004	203	02	6,567				
Unknown	42	004	203	03	-0-				
Unknown	43	004	203	04	5,316				
Unknown	44	004	203	05	5,316				
Unknown	45	004	203	06	5,316				
Unknown	46	004	203	07	-0-				
Unknown	47	004	203	21	-0-				
Unknown	48	004	203	09	5,159				
Unknown	49	004	203	10	12,664				
Unknown	50	004	203	11	1,876				

# ASSESSMENT

OWNERS	Diagram and Assessment Numbers	ASSESSED UPON SONOMA COUNTY ASSESSOR'S			TOTAL ASSESSMENTS		PAYMENTS		
		BOOK	BLOCK	PARCEL #	Dollars	Cts.	Dollars	Cts.	
Unknown	51	004	203	26	-0-				
Unknown	52	004	203	24	*469 <del>1,407</del>				
Unknown	53	004	203	14	-0-				
Unknown	54	004	203	15	4,221				
Unknown	55	004	203	22	*938 <del>1,407</del>				
Unknown	56	004	203	23	*10,319 <del>13,133</del>				
Unknown	57	004	202	01	-0-				
Unknown	58	004	202	14	-0-				
Unknown	59	004	202	04	-0-				
Unknown	60	004	202	15	-0-				
Unknown	61	004	202	16	-0-				
Unknown	62	004	202	06	-0-				
Unknown	63	004	202	07	28,612				
Unknown	64	004	202	08	23,452				
Unknown	65	004	202	09	-0-				
Unknown	66	004	202	10	7,036				
Unknown	67	004	202	11	-0-				
Unknown	68	004	202	12	-0-				
Unknown	69	004	202	13	-0-				
Unknown	70	004	243	19	11,257				
Unknown	71	004	243	18	-0-				
Unknown	72	004	202	17	-0-				
Unknown	73	004	243	16	15,478				
Unknown	74	004	243	15	7,505				
Unknown	75	004	243	14	12,195				



## Page.....Page 4 of 4.....

~~\$495,779~~  
~~\$500,000~~

ASSESSMENT SPREAD

ASSESS. PARCEL NO.	ASSESSOR'S PARCEL NO.	NAME	CURRENT USE	BLDG. AREA SQ. FT. APPROX.	BY ORD. SPACE/ SQ. FT.	PARKING DEMAND	PARKING EXIST. OR CREDIT	NET DEMAND	% OF TOTAL	ASSESSME
1	004-051-52	Burrows	Residence Future Off.	2,200	1 per 250	7	6	1	.094	469
2	004-051-50	Basso	Office (Approv)	2,429	1 per 250	8	0	8	.751	3,752
3	004-051-49	Barbieri	Prof/Rest.	962/962	1/250/1/66	15	0	15	1.407	7,036
4	004-051-29	Wilson	Office	2,320	1 per 250	8	0	8	.751	3,752
5	004-051-35	Baker	Comm. (Approv)	5,935	1 per 250	20	0	20	1.876	9,381
6	004-053-08	Evergreen Lodge No. 161-100F	Sales/Lodge	5,060	1 per 250	17	0	17	1.595	7,974
7	004-053-09	Stupfel	Sales	3,159	1 per 250	11	0	11	1.032	5,159
8	004-053-10	White	Bar	2,200	1 per 66	28	0	28	2.627	13,133
9	004-053-11	Salinas	Sales	2,000	1 per 250	7	0	7	.657	3,283
10	004-053-32	Pellascini	Sales	6,900	1 per 250	23	0	23	2.158	10,788
11	004-053-15	Northbay Invest.	Sales	5,100	1 per 250	17	0	17	1.595	7,974
12	004-053-29	Bank of Sonoma	Vacant	4,708	1 per 250	16	0	16	1.501	7,505
13	004-053-31	Bank of Sonoma	Bank	8,311	1 per 250	28	0	4	.375	1,876
17	004-053-23	Bank of Sonoma	Parking	0		0	24			
23	004-054-11	Bank of Sonoma	Drive-up Bank	500	1 per 250	2	0	2	.188	938
24	004-054-12	Bank of Sonoma	Vacant	0		0	0			
Total for Bank of Sonoma County (Assessment No. 12, 13, 17, 23, 24)						46	24	22		

Revised: October 20, 1980  
Re-Revised: October 21, 1980

ASSESSOR'S			CURRENT	BLDG.	BY ORD.	PARKING	% OF
PARCEL NO.	PARCEL NO.	NAME	USE	AREA SQ. FT. APPROX.	SPACE/SQ. FT.	EXIST. OR DEMAND CREDIT	TOTAL ASSESSMENT
14	004-053-20	Herring	Office	4,578	1 per 250	0	16 1.501 7,505
15	004-053-21	Henningsen	Sales	4,317	1 per 250	0	15 1.407 7,036
16	004-053-22	Northwestern Title	N.W.Title (App)	4,320	1 per 250	0	15 1.407 7,036
18	004-053-24	Pellini	Sales & Office	7,200	1 per 250	0	24 2.251 11,257
19	004-053-25	Gambogi	Sales	3,750	1 per 250	3	10 .938 4,690
20	004-054-08	Carinelli	Bank (Fut. Off.)	5,588	1 per 250	0	19 1.782 8,912
21	004-054-13	Marks	Sales/Office/ Rest.	2,000/ 1,000	1 per 250 1 per 66	0	20 1.876 9,381
22	004-054-16	Quayle	Bar	1,825	1 per 66	0	24 2.251 11,257
25	004-054-14	Davis	Office	3,600	1 per 250	10	2 .188 938
26	004-054-03	Campanelli	Office/Rest.	1800/1500	1/250/1/66	0	25 2.345 11,726
27	004-054-05	Fiori	Rest (Approv.)	7,280	1 per 66	0	94 8.818 44,090
28	004-054-06	Independent Bankers	Office	500	1 per 250	0	2 .188 938
29	004-054-07	Independent Bankers	Office	2,950	1 per 250	0	10 .938 4,690
30	004-062-04	R.M.B. Associates	Office	3,250	1 per 250	0	11 1.032 5,159
31	004-062-02	Hanna	Auto Repair	3,400	1 per 200	0	14 1.311 6,567
32	Removed from Assessment District						.
33	Removed from Assessment District						.
34	Removed from Assessment District						.

ASSESSMENT SPREAD

ASSESS. PARCEL NO.	ASSESSOR'S PARCEL NO.	NAME	CURRENT USE	BLDG. AREA SQ. FT. APPROX.	BY ORD. SPACE/ SQ. FT.	PARKING DEMAND	PARKING EXIST. OR CREDIT	NET DEMAND	% OF TOTAL ASSESSMEN
35	Removed from Assessment District								
36	004-071-19	Polley, Polley & Madsen	Office	4,988	1 per 250	17	23	0	
37	004-071-17	Hogan	Office	5,150	1 per 250	18	19	0	
38	004-071-02	Schoch/Hogan	Vacant	5,000	1 per 250	17	17	0	
39	004-071-18	P. & S.R. R.R.	Park./Vacant					0	
39A	004-071-18	Wetch Insurance	Office	1,750	1 per 250	6	7	0	
39B	004-071-18	Clarmark Flowers	Sales	2,400	1 per 250	8	8	0	
39C	004-071-18	Henry Hicks Realty	Office	450	1 per 250	2	2	0	
40	004-203-01	Radant	Residential	3,850	1 per 250	13	0	13	1.220 6,098
41	004-203-02	Radant	Residential	4,139	1 per 250	14	0	14	1.311 6,567
42	004-203-03	Bohn	Office	875	1 per 250	3	4	0	
43	004-203-04	Birnie	Vacant	10,000					1.063 5,316
44	004-203-05	Birnie	Vacant		1 per 250	34	0	34	1.063 5,316
45	004-203-06	Birnie	Vacant						1.063 5,316
46	004-203-07	Unique Stations	Vacant	0	1 per 250	0	0	0	
47	004-203-21	Unique Stations	Gas Station	800	1 per 200	3	3	0	

Changes to assessments as per  
City Council Resolution No. 3253

ASSESSMENT SPREAD

ASSESS. PARCEL NO.	ASSESSOR'S PARCEL NO.	NAME	CURRENT USE	BLDG. AREA SQ. FT.	BY ORD. SPACE/ SQ. FT.	PARKING DEMAND	PARKING EXIST. OR CREDIT	NET DEMAND	% OF TOTAL	ASSESSMENT
48	004-203-09	Seb. Amusement Co.	Office	3,200	1 per 250	11	0	11	1.032	5,159
49	004-203-10	Barbieri	Rest.	2,100	1 per 66	27	0	27	2.533	12,664
50	004-203-11	Barbieri	Sales	1,050	1 per 250	4	0	4	.375	1,876
		Total for Barbieri (Assessment No. 49 and 50)				31	0	31		
51	004-203-26	Talmdage Wood	Parking Lot	0		0	8	0		469
52*	004-203-24	Talmdage Wood	Gas Station	800	1 per 200	3	0	3	.281	1,407
55*	004-203-22	Talmdage Wood	Serv/Sales	3,500	1 per 250	12	10	2	.281	938
56*	004-203-23	Talmdage Wood	Restaurant	3,400	1 per 66	44	14	22	2.627	10,319
		Total for Talmdage (Assessment No. 51, 52, 55, 56)				59	25	34		13,133
53	004-203-14	U. S. Post Office	Office	4,400	1 per 250	15	13	0		
54	004-203-15	Amendola	Medical	1,500	1 per 150	9	0	9	.844	4,221
57	004-202-01	Carinalli	Proposed UCB							
58	004-202-14	Carinalli	Proposed UCB							
59	004-202-04	Carinalli	Proposed UCB	7,000	1 per 250	24	24	0		
67	004-202-11	Carinalli	Proposed UCB	Gross Square Feet						
68	004-202-12	Carinalli	Proposed UCB							

\* Reduced as per City Council Resolution 3272

ASSESSMENT SPREAD

ASSESS. PARCEL NO.	ASSESSOR'S PARCEL NO.	NAME	CURRENT USE	BLDG. AREA SQ. FT. APPROX.	BY ORD. SPACE/ SQ. FT.	PARKING DEMAND	PARKING EXIST. OR CREDIT	NET DEMAND	% OF TOTAL ASSESSMENT
60	004-202-15	Buttner	Parking			0	0	0	
63	004-202-07	Buttner	Bar-Restaurant Hotel	3,750 3,750	1 per 66 1 per 250	61	0	61	5.722 28,612
61	004-202-16	Columbus Savings	Parking			0	7 }	0	
62	004-202-06	Columbus Savings	Office Total for Columbus Savings	3,300	1 per 250	11 11	4 11	0 0	
64	004-202-08	Dunn & Nonella	Office (Approv)	14,661	1 per 250	50	0	50	4.690 23,452
65	004-202-09	Triggs	Residence	1,200	1 per 250	4	4	0	
66	004-202-10	Hayes	Residence	4,500	1 per 250	15	0	15	1.407 7,036
69	004-202-13	Greeson	Residence	1,027	1 per 250	3	4	0	
70	004-243-19	Carinalli	Vacant	(Net) 5,864	1 per 250	24	0	24	2.251 11,257
71	004-243-18	Dahlgren	Sales	375	1 per 250	1	5 }	0	
73	004-243-16	Dahlgren	Sales	12,750	1 per 250	43	6 }	33	3.096 15,478
74	004-243-15	Dahlgren	Sales	4,800	1 per 250	16	0	16	1.501 7,505
75	004-243-14	Dahlgren	Restaurant	2,000	1 per 66	26	0	26	2.439 12,195
		Total for Dahlgren (Assessment No. 71, 73, 74, 75)				86	11	75	
72	004-243-17	Wells Fargo/Shell	Gas Station	1,650	1 per 200	7	7	0	
76	004-243-13	Harlander	Sales	3,250	1 per 250	11	0	11	1.032 5,159
77	004-243-12	Salinas	Sales	2,880	1 per 250	10	0	10	.938 4,690

ASSESSMENT SPREAD

ASSESS. PARCEL NO.	ASSESSOR'S PARCEL NO.	NAME	CURRENT USE	BLDG. AREA SQ. FT. APPROX.	BY ORD. SPACE/ SQ. FT.	PARKING EXIST. OR DEMAND	CREDIT	NET DEMAND	% OF TOTAL ASSESSME
78	004-243-11	Spuhler	Resid/Sales	875/1375	1 per 250	6	2	4	.375
79	004-243-10	Starr	Sales	5,900	1 per 250	20	0	20	1.876
80	004-243-09	Phillips	Sales	825	1 per 250	3	2	1	.094
81	004-243-08	Friend	Sales/Rest	3550/1775	1/250/1/66	35	0	35	3.283
82	004-243-07	Howard	Sales	3,920	1 per 250	13	0	13	1.220
83	004-243-21	Collins	Sales	4,472	1 per 250	15	0	15	1.407
84	004-243-20	Riedel	Office	1,500	1 per 250	5	0	5	.469
85	004-243-05	Thompson	Sales/Service	1,800	1 per 250	6	7	0	
86	004-243-04	City of Sebastopol	Public Bldg.	13,600	1 per 250	46	55	0	
87	004-242-17	Rampel Realty	Variety Store	16,500	1 per 200	70	76	0	
88	004-241-25	Bramwell	Manuf.	8,700	1 per 250	30	10	20	1.876
89	004-241-26	Fujiyama	Medical	2,688	1 per 150	15	15	0	
90	004-241-24	Javoian	Sales	4,200	1 per 250	14	10	4	.375
91	004-241-27	Javoian	Sales	3,450	1 per 250	12	0	12	1.126
92	004-241-08	Polley	Gas Station	1,125	1 per 200	5	5	0	
93	004-051-36	Kruger	Medical	1,041	1 per 150	6	0	6	.563
94	004-051-44	P. & S.R.R.R.	Sales	1,500	1 per 250	5	0	5	.469
95	004-054-15	Smith	Vacant office	2,250	1 per 250	36	0	36	3.377
		res.		2,200	1 per 66				16,886

ASSESSMENT SPREAD

ASSESS. PARCEL NO.	ASSESSOR'S PARCEL NO.	NAME	CURRENT USE	BLDG. AREA SQ. FT. APPROX.	BY ORD. SPACE/ SQ. FT.	PARKING DEMAND	PARKING EXIST. OR CREDIT	NET DEMAND	% OF TOTAL	ASSESSMEN
96	004-072-05	Sonoma Pac. Inv.	Office Bldg.	9,290	1 per 250	32	12	20	1.876	9,381
TOTAL										
								1,066	100%	\$495,779 *
										<del>\$500,000-</del>